



ASSOCIATION NEWSLETTER

November 3, 2008

POOL FACILITIES PROJECTED TO BE COMPLETED AROUND MID MONTH

Weather permitting, the pool project is scheduled to be completed around the middle of the month. Thank you again for your patience.

PRESSURE REGULATORS APPEAR TO BE GOING OUT

In the last several weeks, the Association has distributed notices regarding leaking pressure regulators. Each time someone reports a leaky pipe, the Association hand delivers to each unit of that building a flyer. Please make sure to read the flyer and take appropriate steps to deal with the leak. Additionally, the flyer is also posted on the Association's website at www.eucalyptusgrove.org

For those who are unfamiliar with what a pressure regulator is, it is an upside down bell shaped device that is attached to the individual unit water pipe prior going into the building. It is to regulate the water pressure from the meter to your plumbing fixtures. The pressure from the meter is often quite high and this pressure regulator lowers it to an acceptable level.

Because each unit has its own meter, each unit is responsible for dealing with the plumbing issue. Please promptly take necessary action to deal with the leak. Otherwise, units nearby the leak may experience moisture seepage. At Building 7640, the residents have taken it upon themselves to arrange for bids and replacement of all (or most) of the regulators. They will be getting a significant discount since the plumber will only have to make one trip. Great job!

Thank you for your prompt attention.

DEHUMIDIFIERS SUGGESTED

According to the weather experts, apparently, next year might be a wet year for our area. In order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave a door or window open for fresh air.

CALL THE GAS COMPANY TO CHECK ON FURNACE

To beat the rush, you may want to call the Gas Co. to check your furnace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not

clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit.

ANNUAL MEETING SCHEDULED FOR JANUARY 8, 2009

The Annual Membership Meeting is scheduled for **January 8, 2009, at 6:30PM**, at the Goleta Valley Community Center, Room #6. A formal notice/proxy will be sent in your December Newsletter. Please plan to attend. Even if you plan to attend, please return your proxy to the Association. If you plan to sign your proxy over to another person, please make sure the other party is an owner at the Grove.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest members Mr. & Mrs. I. Gallardo.

E-MAIL ADDRESS REQUESTED

Many times, E-mailing is the most efficient way of disseminating information. If you have an e-mail address that you would like to give to the Association, please contact James Nguyen at jamesn@bartlein.com. Thank you. Please ignore if you have already responded.

OFFICIAL WEBSITE OF THE GROVE – PLEASE CHECK

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, and Guidelines) posted there. It is essential that all owners and residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and understand the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED / REQUEST TO BE IN WRITING

The next Homeowners Association "Monthly" Board Meeting is scheduled for November 13, 2008, at 6:30PM. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month, at 6:30PM, in the Meeting Room, at Bldg. 7610. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area or on the website several days before.

HAPPY THANKSGIVING!!!

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